

**FOREST
HILLS
IMPROVEMENT
INITIATIVES**

Welcome



CITY OF BOSTON

Thomas M. Menino,
Mayor

Fourth Community Meeting

May 31st, 2007

Organized by:

Office of Neighborhood Services

Greater Forest Hills Area Task Force

Massachusetts Bay Transportation Authority

Boston Redevelopment Authority

Boston Transportation Department

Boston Parks and Recreation Department

Department of Conservation and Recreation

FOURTH COMMUNITY MEETING - AGENDA

- 1. Welcome and Brief Overview on Process**
- 2. Report on Third Community Meeting**
- 3. Transportation & Streetscape Update**
- 4. Development Site Recommendations**
 - Ownership, Disposition and Timing
 - Development Site Recommendations
 - Housing and Affordability
 - Detailed Use & Guidelines Recommendations
- 5. Workshop Breakout Sessions**
 - Primary Site Focus & Set Order for Secondary Sites
 - Additional Time for Primary Site
 - Time at End for Setting Priorities and Highlights
- 6. Group Reporting, Summaries, Follow up activities and Responsibilities**
 - Report on Primary Site
 - Post Sheets on Secondary Sites
 - Open Discussion on Each Site



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COMMUNITY PLANNING PROCESS OVERVIEW

GOALS & OUTCOMES

- ***Community Vision - Emerging Principles***
- ***District Concept Plan*** – an overall strategy for the district
- ***Development Scenarios & Guidelines*** – for all Six *Development Study Sites*
- ***Detailed Use & Design Guidelines for MBTA RFP's*** – parcels U, V and W and related Right of Ways
- **Transportation & Streetscape Improvements** - including comprehensive *Transportation Action Plan*
- ***Amend Zoning*** - to Reflect Recommendations



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**Third
Community
Meeting
Mar. 31st**



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THIRD COMMUNITY MEETING

Covenant Congregational Church - 80 Attendees

Meeting Agenda - Review and Expansion of:

- ***Emerging Principles***
- ***District Concept Plan***
 - Themes
 - Connections, Open Space, Land Use
- ***Development Study Sites***
 - Uses, Size & Character Recommendations

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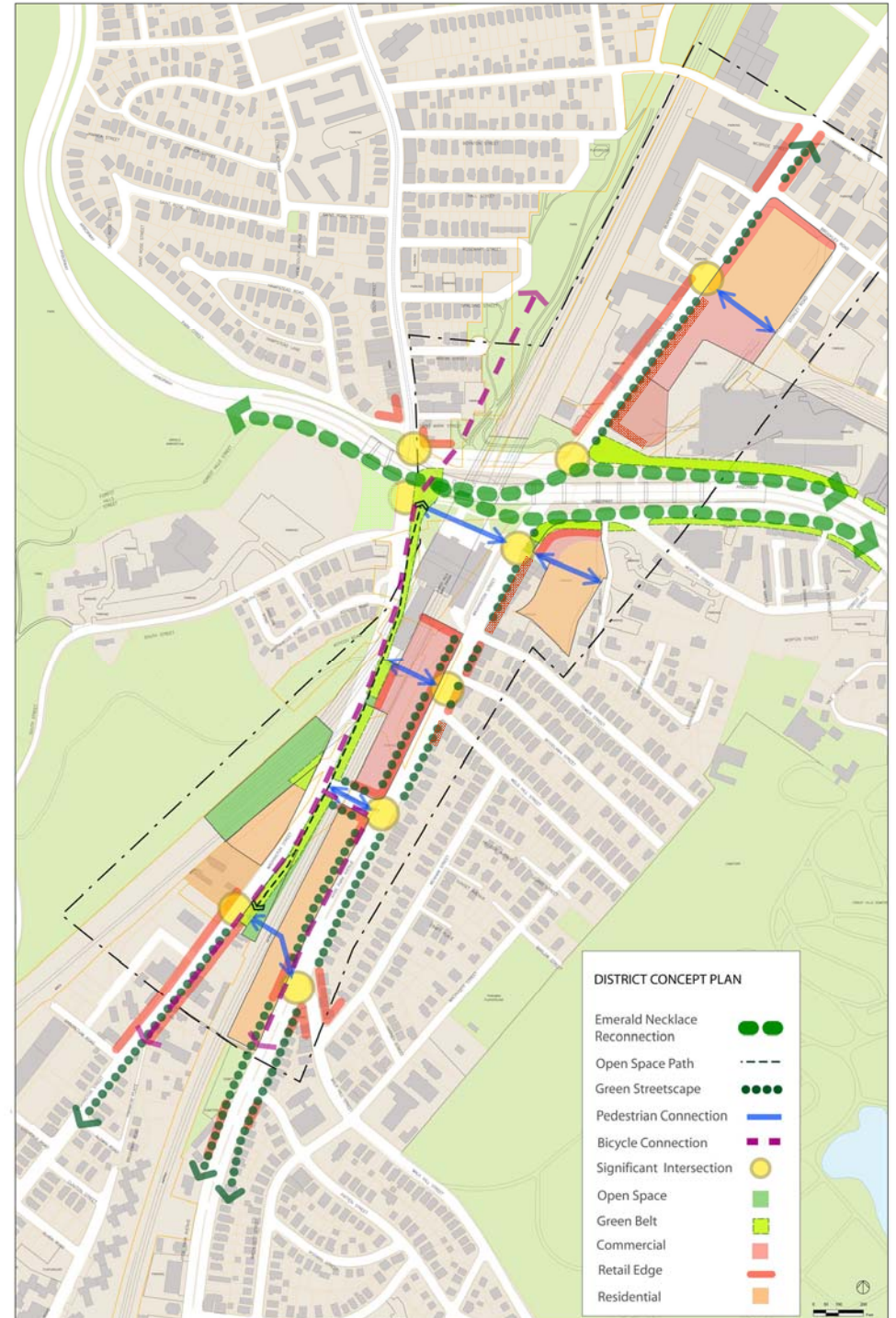


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Proposed District Concept Plan

Composite:
*Connections
Open Spaces
Land Uses*



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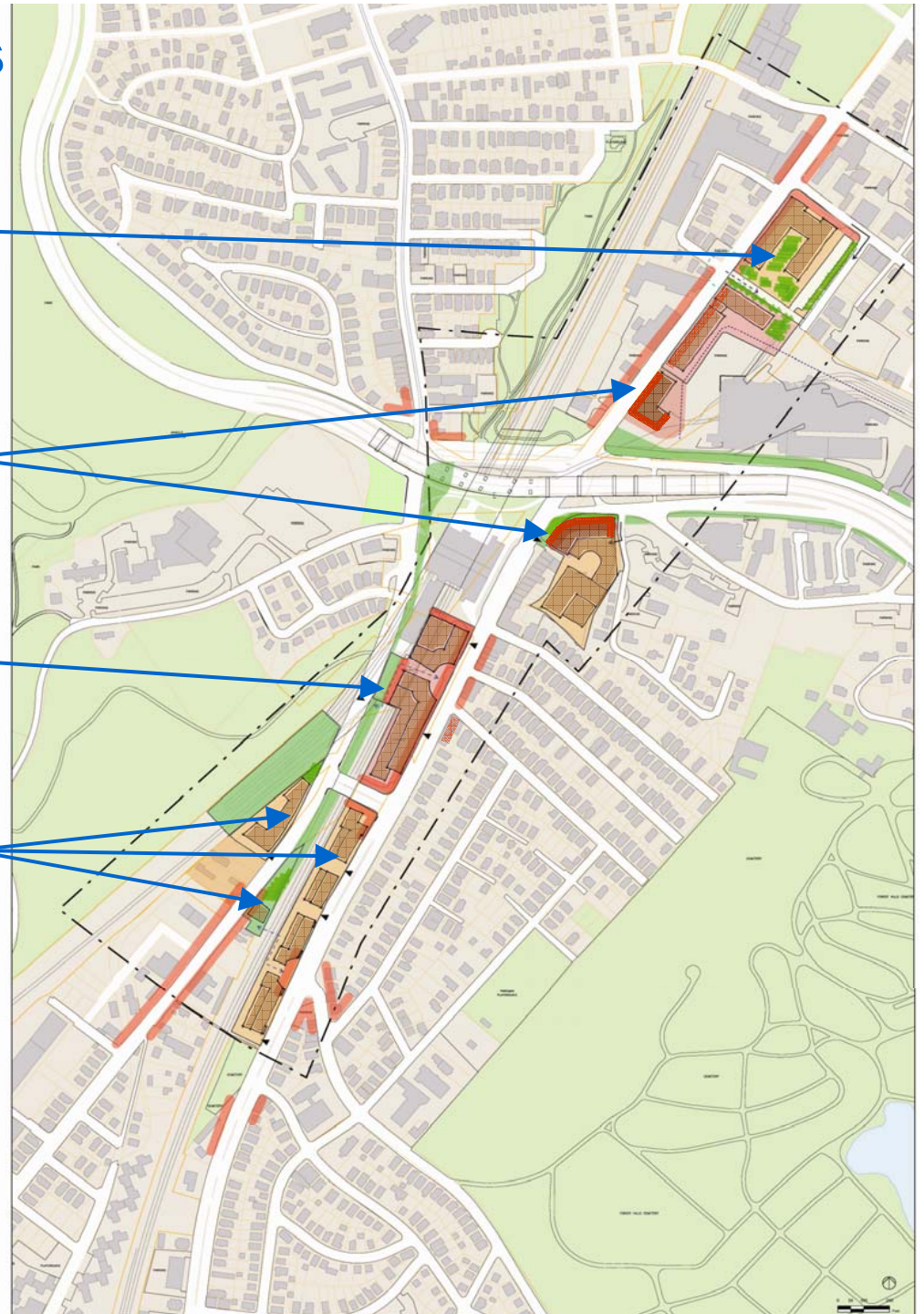
Development Sites Proposed Themes

**Residential / Local
Convenience**

**Gateway /
Commercial Core**

**Commercial Core
/ Transit Hub**

**Residential / Local
Convenience**



FOREST HILLS IMPROVEMENT INITIATIVES

Third Community Meeting
Mar. 31st



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Development Site Proposals

Arborway Yard
Gateway - Commercial Core / Residential
Uses: Front - office over retail; grocery store (Trader Joe's), small retail / service;
Interior - affordable housing, youth recreation, ice rink, light industrial
Size: Low rise buildings - 3 to 5 stories
Character: Commercial district anchor, active uses connecting under the Casey to Forest Hills Station and new uses at the Fitzgerald lot.

MBTA Parcel W
Residential / Local Convenience
Uses: Residential with some retail / service; affordable housing, grocery store, school, park or playground.
Size: Low rise building - 3 stories
Character: Must be sensitive to adjacent green space, cap or cover train yard to mitigate noise impacts and improve Arboretum adjacency

Private Parking Lot (Fitzgerald)
Gateway - Commercial Core
Uses: Residential over Retail and Office; movie theater, grocery store (Trader Joe's, pharmacy), mixed income housing, must maintain commuter / structured parking
Size: Mid rise buildings - 5 to 7 stories, go high for residential views
Character: Commercial district center / anchor, active uses connecting under the Casey to Arborway Yard.

MBTA Station Parking Lot
Commercial Core
Uses: Office over Retail; grocery store, gallery, must maintain commuter / structured parking
Size: Low rise buildings - 4 to 6 stories
Character: Commercial district center, good pedestrian access, water feature & public spaces

MBTA Parcel V
Local Service / Convenience / OS
Uses: Commercial retail; youth / recreational services, bike rental business.
Open Space at narrow end with Bike Path
Size: Low rise buildings - 1 to 3 stories.
Character: Small commercial with active street edge

MBTA Parcel U - Residential / Local Convenience
Uses: Residential with some Retail; retail nearer to FH Station, affordable homeowner housing, artist live / work
Size: Low rise buildings - 3 to 5 stories
Character: Brick row house / townhouse with parking at rear, gaps to allow views through to the Arboretum and break up planes (street wall), green roofs, pedestrian path through, landscape buffer at ends

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Transportation Update

**VEHICULAR
OBSERVATIONS**

Pick up and drop-off area on west side



Uncoordinated traffic signals

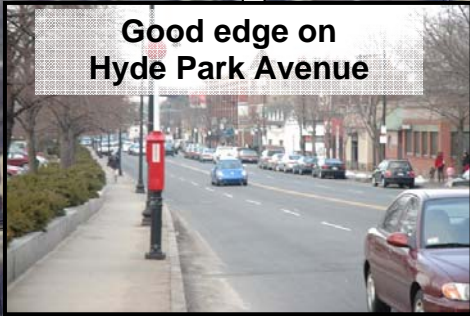


Washington @ Arborway

FOREST HILLS

Transportation Update

PEDESTRIAN OBSERVATIONS



FOREST HILLS IMPROVEMENT INITIATIVES

Site Ownership, Disposition & Timing

Study Sites

Arborway Yard Parcel

- Transferred to City upon completion of new bus facility; RFP in 2 to 5 years.

Private Parking Lot (Fitzgerald)

- Available immediately; open ended timeline.

MBTA Parking Lot (Station Lot & Employee Lot)

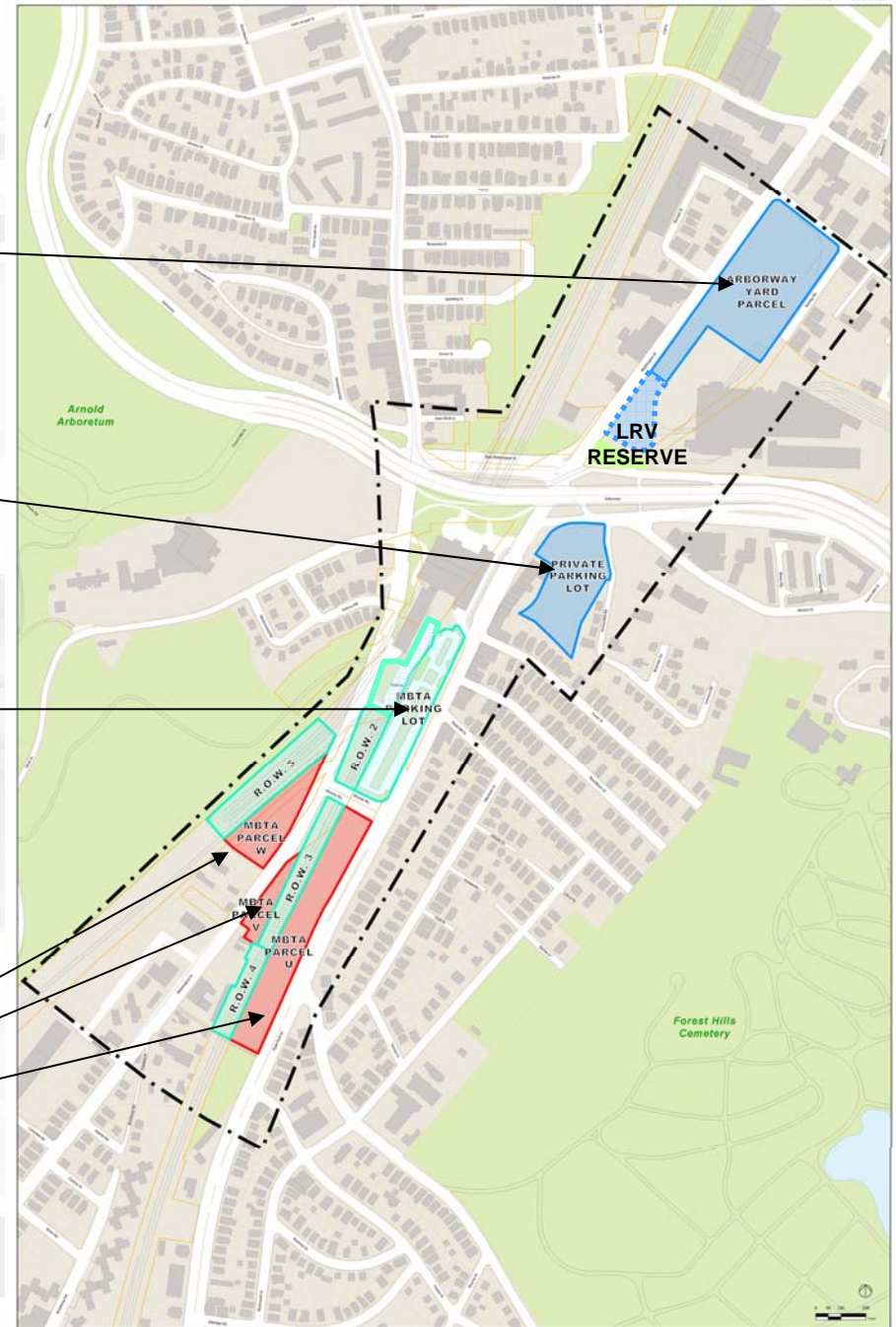
- Not currently available; Reuse depends on feasibility [no cost to T or customers, keep commuter parking] Timeline is open ended

MBTA Parcel U

MBTA Parcel V

MBTA Parcel W

- Available Immediately; MBTA to issue RFP in Fall 2007.



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**Housing &
Affordability**

Housing Types – Affordable & Mixed



FOREST HILLS IMPROVEMENT INITIATIVES

2005 POPULATION:

Forest Hills = 8,361
Jamaica Plain = 36,131
Boston = 575,670

2005 HOUSING UNITS:

Forest Hills = 3,361
Jamaica Plain = 15,256
Boston = 246,788

AVERAGE HOUSEHOLD SIZE:

1990:

Jamaica Plain = 2.49
Boston = 2.37

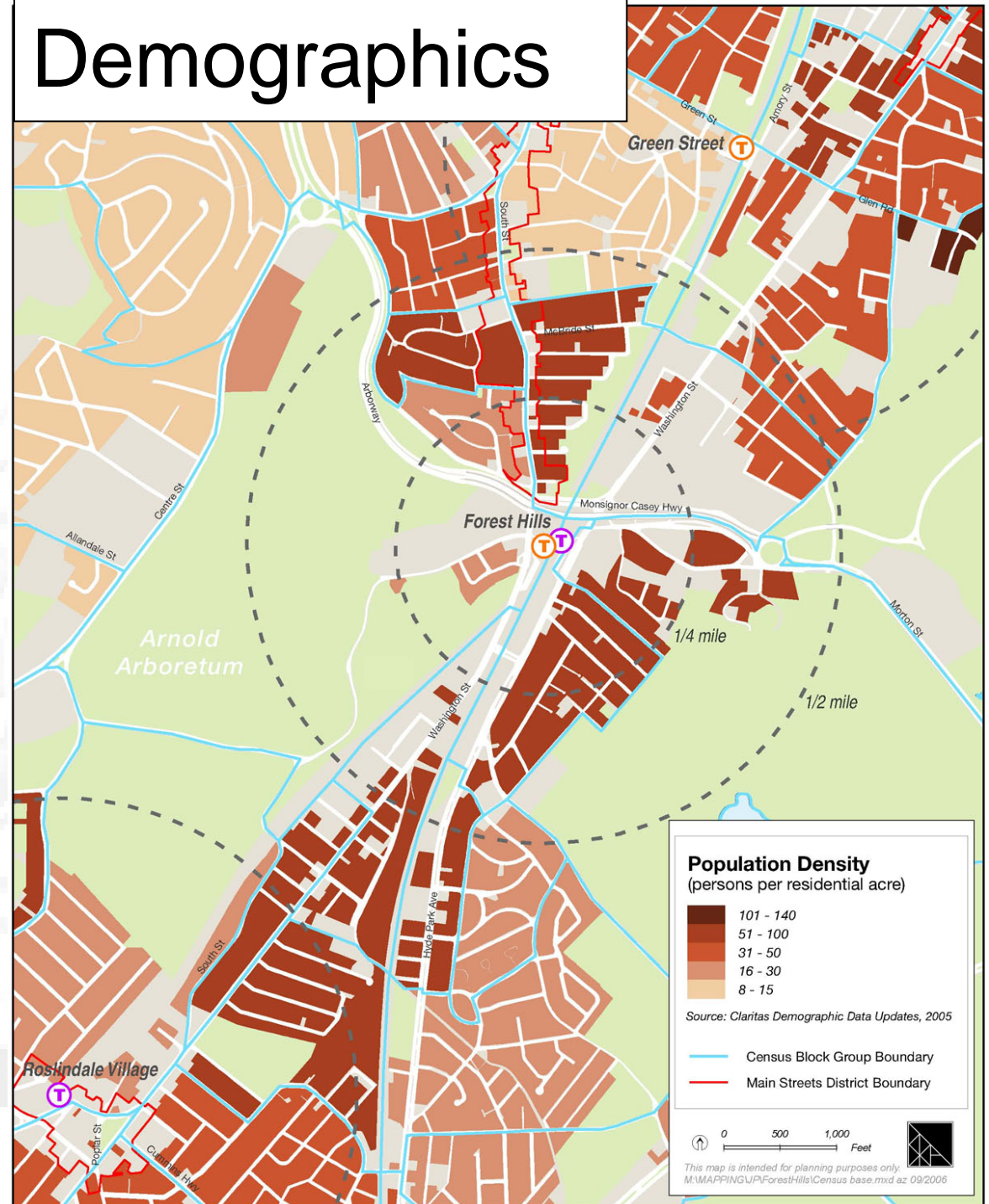
2000:

Jamaica Plain = 2.32
Boston = 2.31

Thomas M. Marino

*Sources: US Census 1990, 2000;
Claritas Census Updates

Demographics



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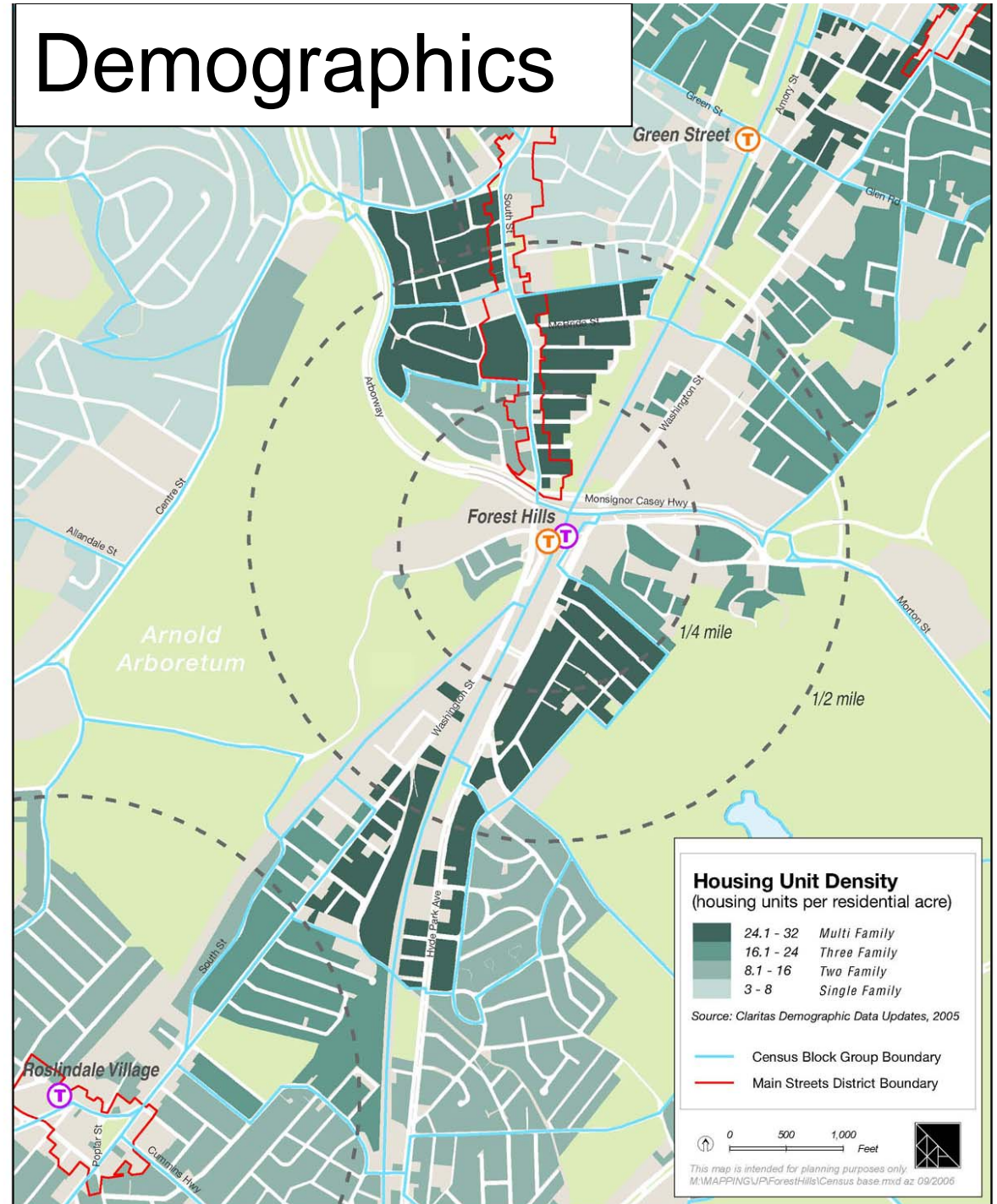
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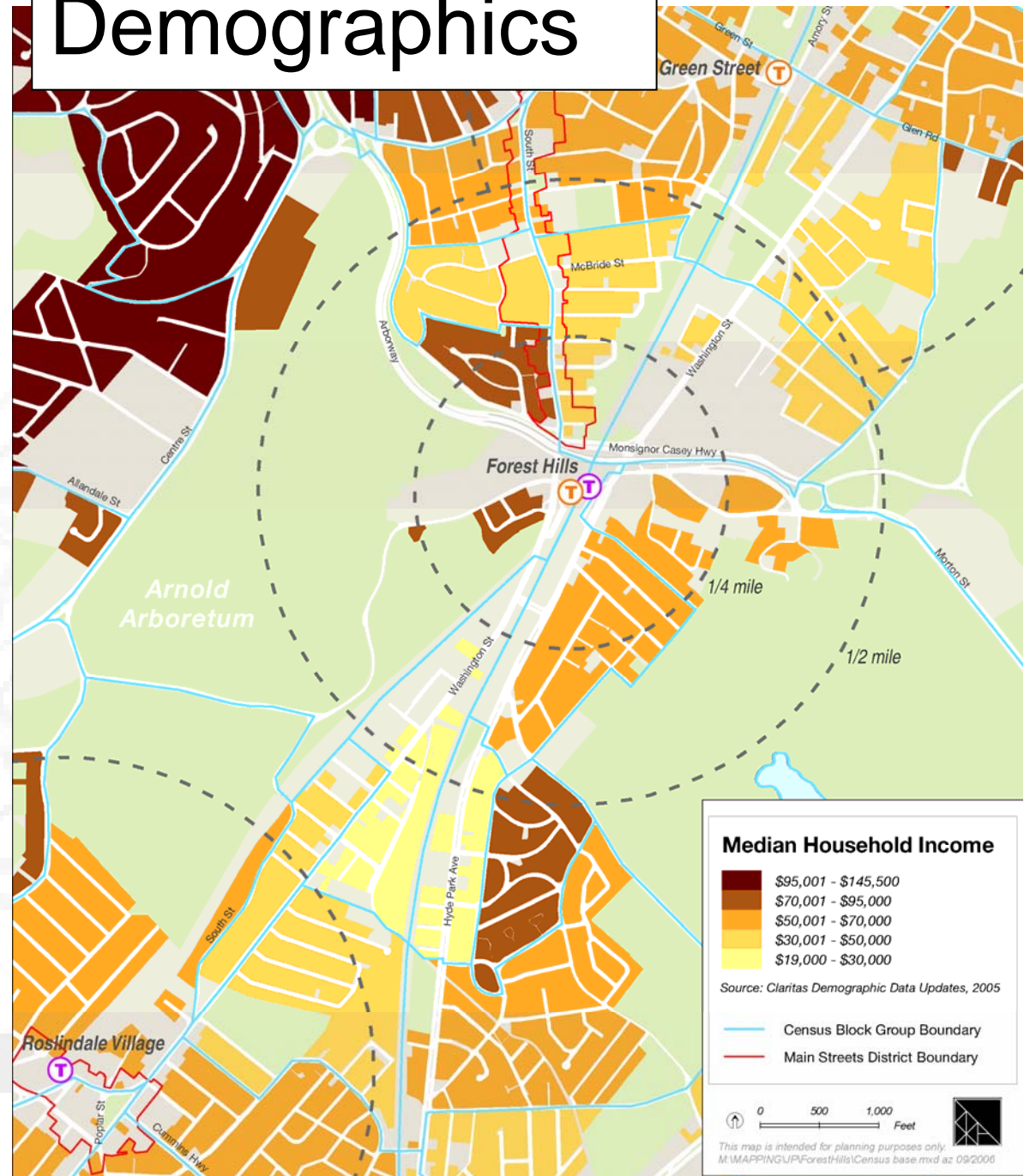
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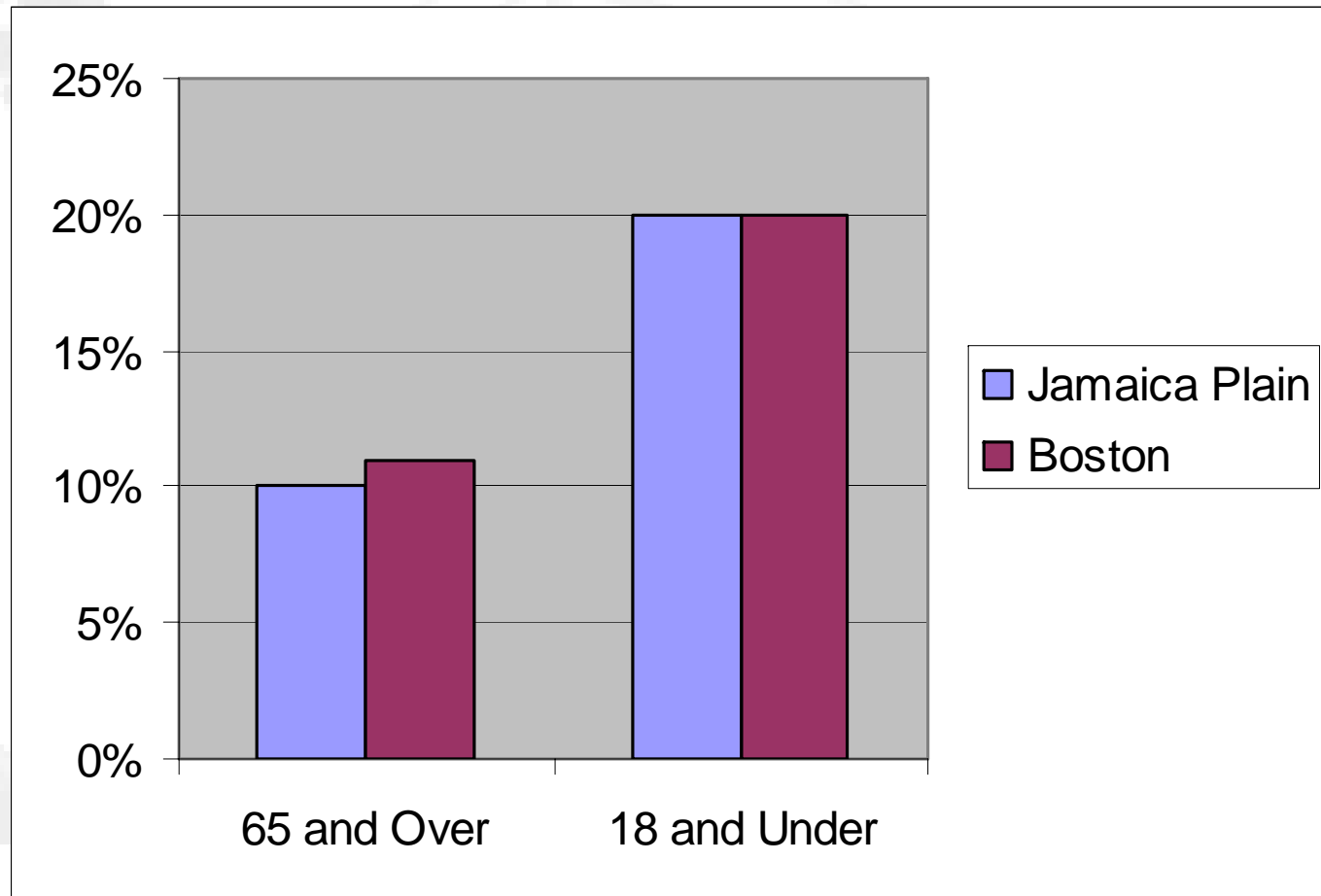




Demographics

PERCENTAGE OF POPULATION OVER 65 AND UNDER 18

AS of 2005

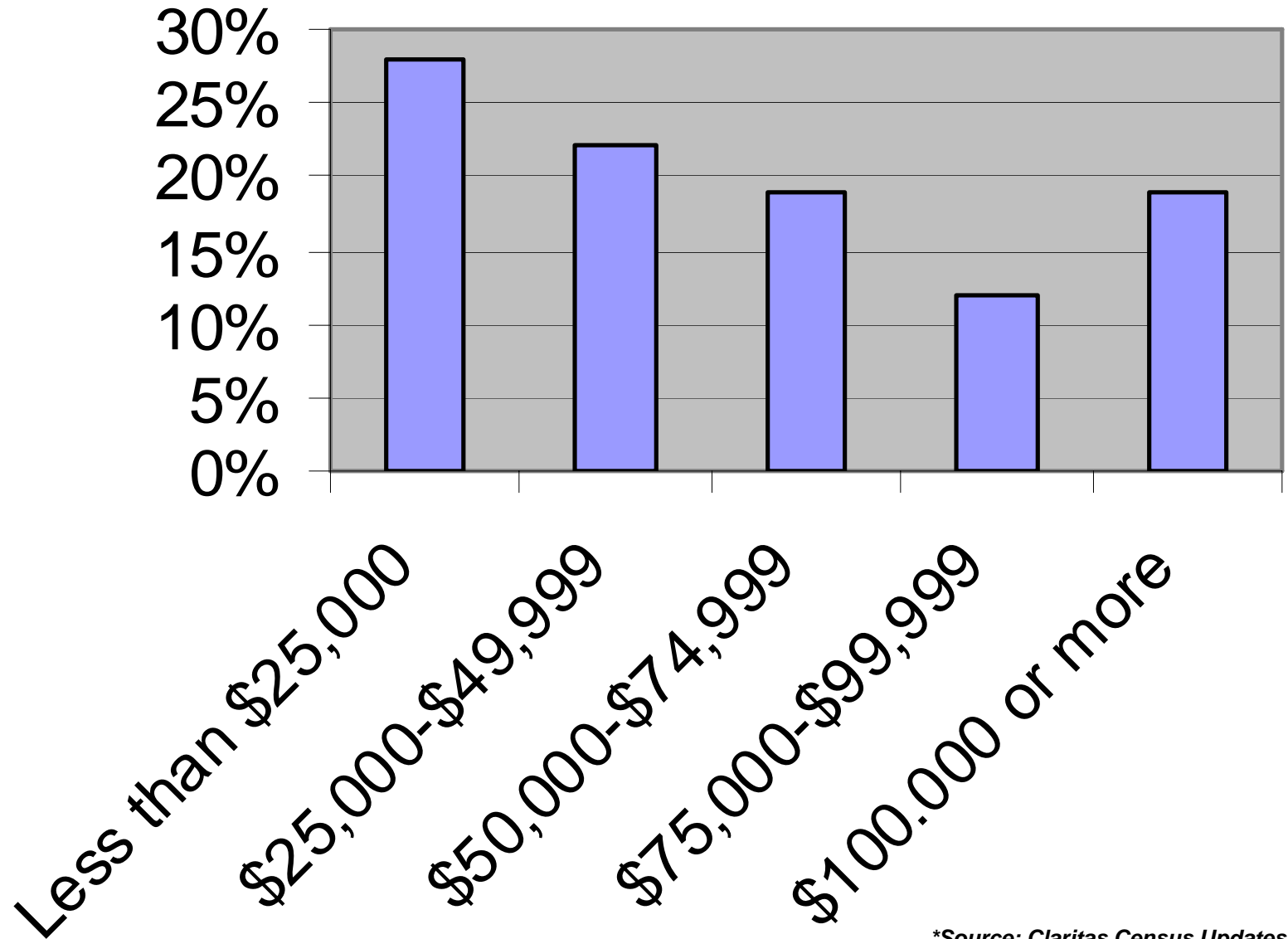


**Source: US Census 1990; Claritas Census Updates*



Income Profile

HOUSEHOLD INCOME PER YEAR PERCENTAGES: FOREST HILLS

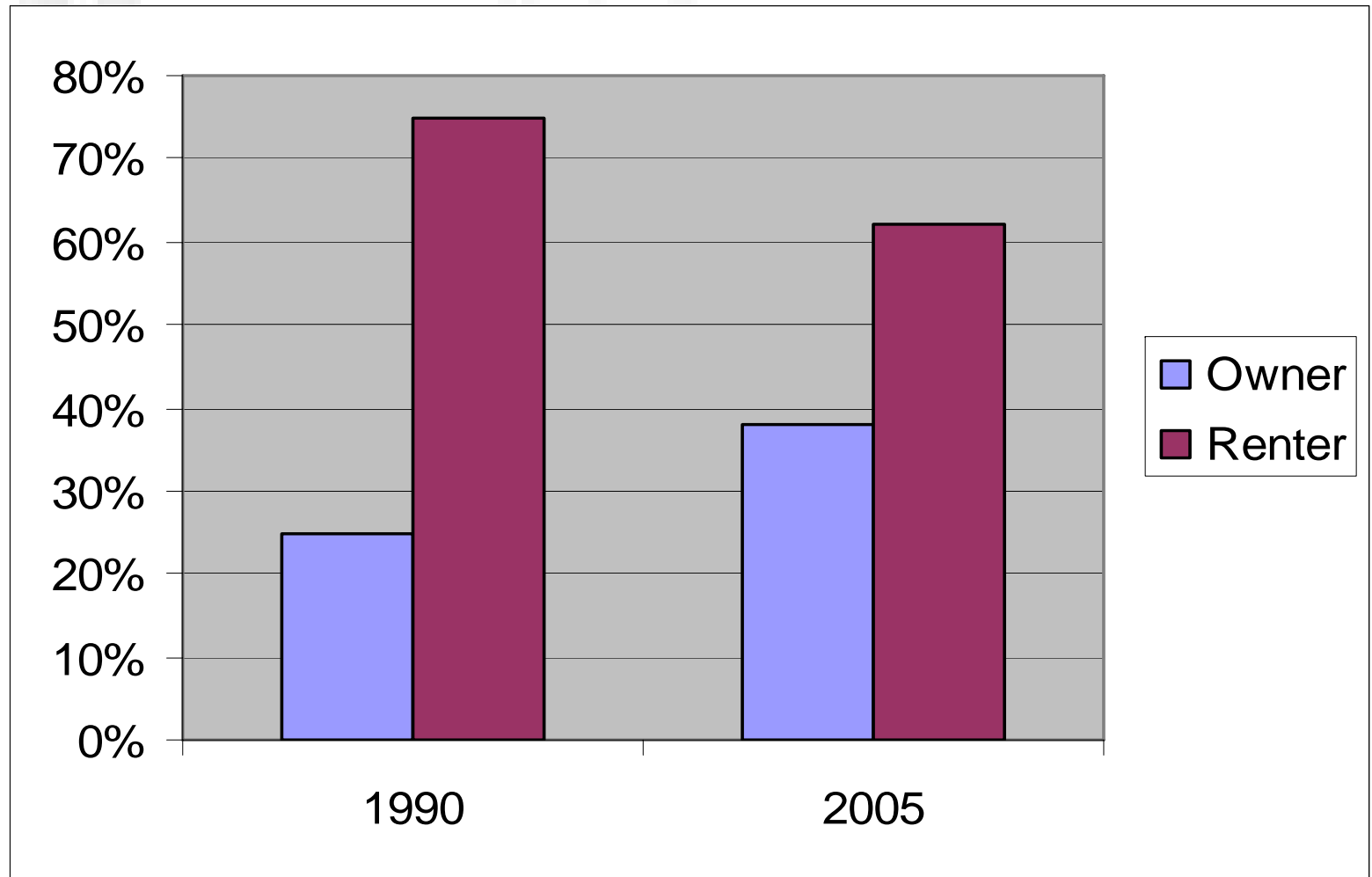


**Source: Claritas Census Updates*



Demographics

HOUSING OWNERS & HOUSING RENTERS: JAMAICA PLAIN CHANGES FROM 1990 TO 2005



**Sources: US Census 1990; Claritas Census Updates*



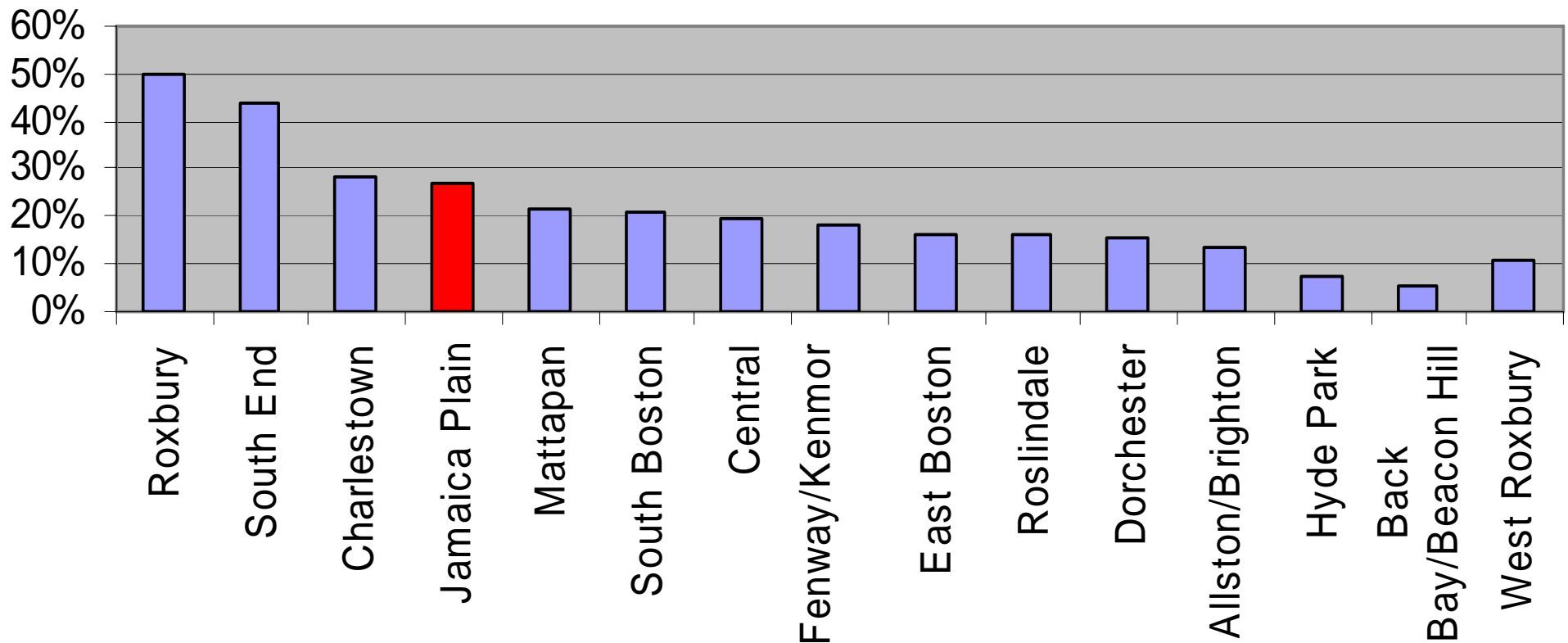
Housing Costs

HOME SALES PRICES MEDIAN (2006 and 1st Q 2007)	PRICE	Income Required
Forest Hills <i>Only</i>		
Single Family Homes	\$369,500	\$93,000
Two Bedroom Condominium	\$285,000	\$73,000
APARTMENT RENTAL PRICES MEDIAN (2005-2006)		
Jamaica Plain		
One Bedroom	\$950	\$38,000
Two Bedrooms	\$1,400	\$56,000

**Sources: The Warren Group; Rentals: The Boston Globe*

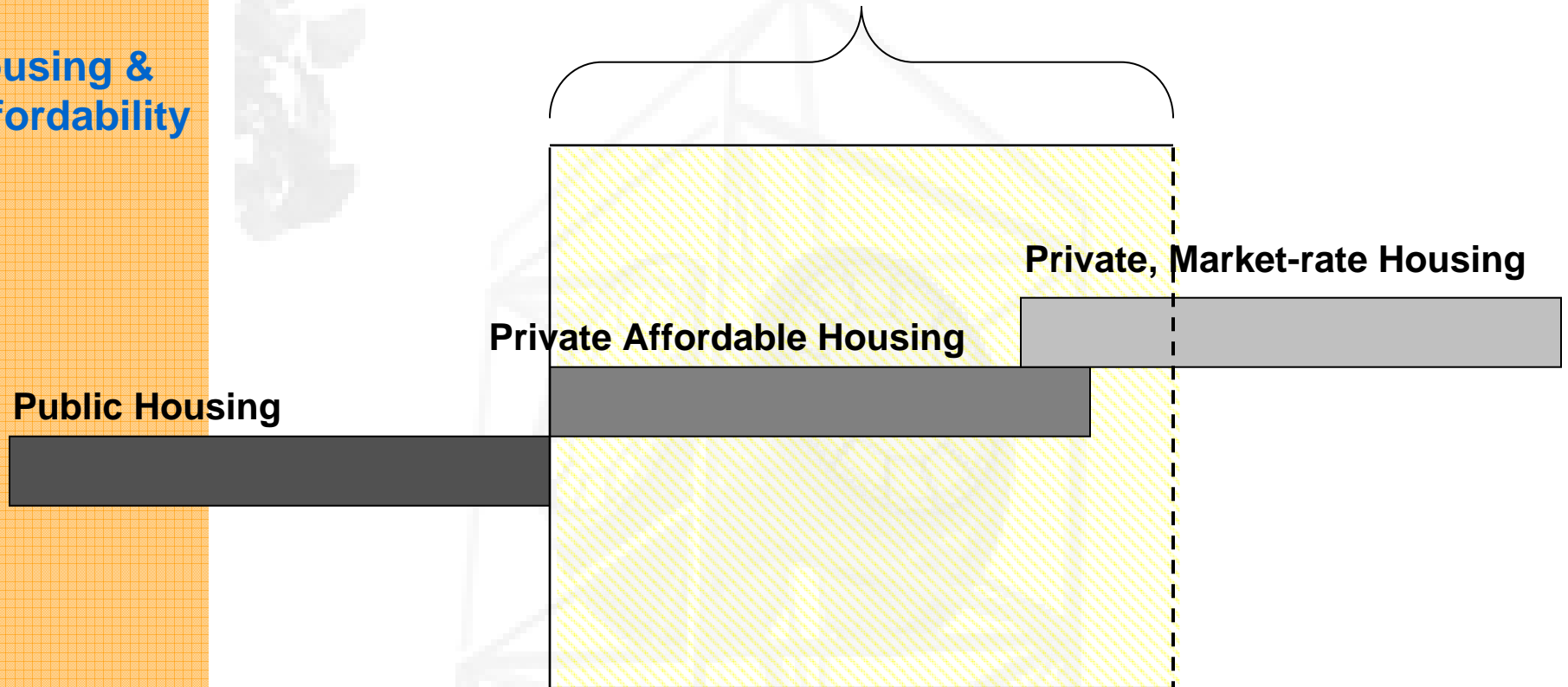
Affordable Housing Stock

**AFFORDABLE UNITS AS A PERCENT OF HOUSING STOCK,
BOSTON NEIGHBORHOODS: 2005**



Addressing the Need

FOREST HILLS HOUSING RECOMMENDATION



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Addressing the Need

INCLUSIONARY HOUSING PROGRAM

Projects of 10 or more units must include affordable units equal to 15% of the number of proposed market rate units.

For rental housing, restricted units must be affordable to households earning between 100 – 125% of *Boston Median Income (\$45,000 - \$57,000).

For ownership housing, restricted units must be affordable to households earning between 130 – 160% of *Boston Median Income (\$57,000 - \$70,000).

**BMI numbers are based on a household size of 2*

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**Housing &
Affordability**



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Feasibility

- **Housing Development Costs**
- **Forest Hills Sites**



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**Housing &
Affordability**

Community Recommendations

- **Housing Types**
- **Mix of Ownership & Rental**
- **Mix of Market & Affordability**
- **Flexibility & Market Forces**



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FOREST HILLS IMPROVEMENT INITIATIVES

Development Study Sites Proposals



MBTA PARCEL U

Residential / Local Convenience

Residential with some Retail



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SITE PLAN



SCALE 1" = 100'

Parcel U

Available Immediately, MBTA to issue RFP in Fall 2007

Residential / Local Convenience

USE: Retail / Residential

TOTAL BUILDING AREA: 215,259 SF

BUILDING HEIGHTS: 3-5 stories

PARKING SPACES: 144 spaces

HOUSING UNITS: 168

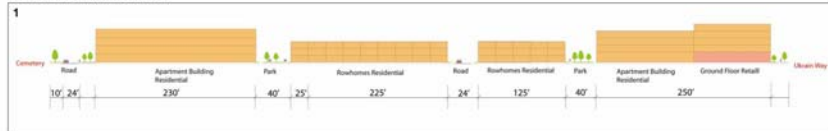
HYDE PARK AVE. - PARCEL U



HYDE PARK AVE. SOUTH VIEW



ELEVATION/SECTION



SCALE 1" = 50'



IMAGES



FOREST HILLS IMPROVEMENT INITIATIVES

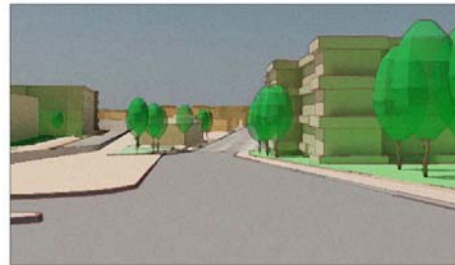
Development Study Sites Proposals



IMAGE EXAMPLE



WASHINGTON ST. VIEW SOUTH – PARCEL W ON RIGHT



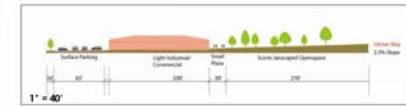
WASHINGTON ST. VIEW NORTH – PARCEL W ON TOP



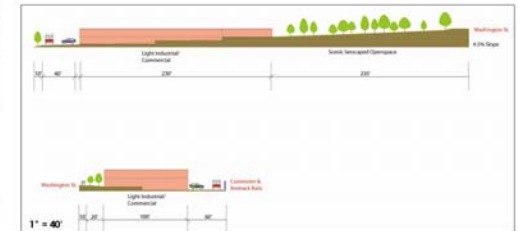
SITE PLAN



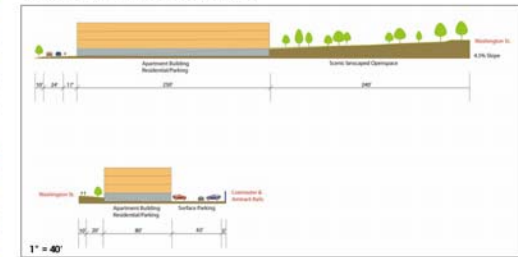
PARCEL V SECTION



PARCEL W, OPTION A SECTION



PARCEL W, OPTION B SECTION



MBTA PARCELS V & W

V - Local Service / Retail / Open Space

W - Residential or Retail / Commercial Business



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MBTA PARCEL V

Available Immediately, MBTA to issue RFP in Fall 2007

Local Service / Local Convenience / Open Space

USE:

TOTAL BUILDING AREA: 4,000 SF

BUILDING HEIGHTS: 1-3 stories

PARKING SPACES: 9 spaces

MBTA PARCEL W OPTION A

Available Immediately, MBTA to issue RFP in Fall 2007

Residential

USE: Residential

TOTAL BUILDING AREA: 25,125 SF

BUILDING HEIGHTS: Up to 3 stories

PARKING SPACES: 25 spaces

MBTA PARCEL W OPTION B

Available Immediately, MBTA to issue RFP in Fall 2007

Local convenience / Commercial business

USE: Local Retail / Service Businesses

TOTAL BUILDING AREA: 75,000 SF

BUILDING HEIGHTS: 1-2 stories

PARKING SPACES: 36 spaces

FOREST HILLS IMPROVEMENT INITIATIVES

Development Study Sites Proposals

MBTA STATION PARKING LOT

Commercial Core

Parking over Retail and Retail over Housing

STREET VIEW OF FOREST HILLS STATION



MBTA Station Parking Lot

NOT currently available, reuse depends on feasibility [no cost to T or commuters, keep parking]. Timeline is open ended.

Commercial Core

USE: Parking / Residential / Local Retail
 TOTAL BUILDING AREA: 129,010 SF
 RETAIL AREA: 65,960 SF
 RESIDENTIAL AREA: 51,550 SF
 RESIDENTIAL UNITS: 39 units
 BUILDING HEIGHTS: 3 stories / 3-5 stories
 PARKING SPACES/RATIO: 418 spaces

HYDE PARK AVE. VIEWING SOUTH



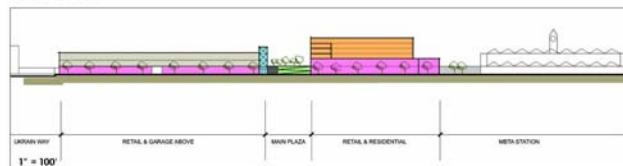
HYDE PARK AVE. VIEWING NORTH



SITE PLAN



ELEVATION



IMAGES



FOREST HILLS IMPROVEMENT INITIATIVES

Development Study Sites Proposals

PRIVATE PARKING LOT (FITZGERALD)

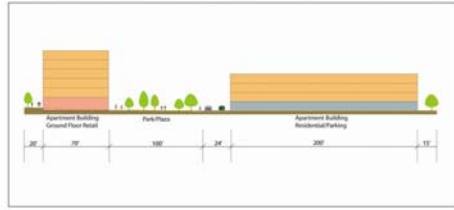
Gateway - Commercial Core

Residential over Retail

SITE PLAN



SECTION



Private Parking Lot (Fitzgerald)

Available Immediately and Open Ended, Private Ownership

Gateway - Commercial Core

USE: Retail / Residential

TOTAL BUILDING AREA: 394,940 SF

BUILDING HEIGHTS: 3-5 stories

PARKING SPACES/RATIO: 280 spaces / .7



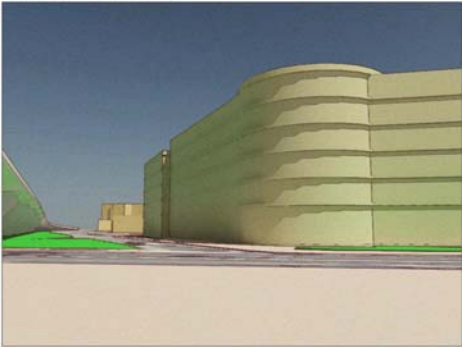
IMAGES



HYDE PARK AVE - FITZGERALD



VIEW DOWN SOUTH ST.



FOREST HILLS IMPROVEMENT INITIATIVES

Development Study Sites Proposals

ARBORWAY YARD Gateway - Commercial Core

Office over Retail,
Residential over Retail,
and Residential

STREET VIEW



Arborway Yard Parcel

Transferred to City upon completion of new bus facility; RFP in 2 to 5 years.
Gateway - Commercial Core / Residential
USE: Office / Retail / Residential
TOTAL BUILDING AREA: 394,940 SF
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WASHINGTON ST. VIEWING NORTH



WASHINGTON ST. VIEWING SOUTH



SITE PLAN



SECTION



IMAGES





WORKSHOP TOPICS

- ***Primary Development Site - 25 minutes***
- ***Secondary Development Sites - 30 minutes***
- ***Discussion Summary - 10 minutes***
Prioritize & Highlight comments & recommendations
- ***Prepare for group reports***

At 8:00 PM – Groups will reconvene to report out their recommendations